

CHAPTER 10

SINGLE FAMILY RESIDENTIAL ZONES R-1-12.5, R-1-12, R-1-10, R-1-8, R-1-6

- 10-1. Purpose and Intent
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10-1. Purpose and Intent. 7-78

The purpose of the R-1-12.5, R-1-12, R-1-10, R-1-8 and R-1-6 Zone Classification is to provide regulated areas for single family residential use at four different low density levels.

10-2. Permitted Uses.

- 1. Accessory buildings and uses customarily incidental to any permitted use
 - 2. Agriculture
 - 3. Church, synagogue or similar building used for regular religious worship
 - 4. Cluster subdivision, in accordance with Chapter 22B of this Zoning Ordinance
 - 5. Educational Institution
 - 6. Golf course, except miniature golf course
 - 7. Greenhouse, for private use only
 - 8. Home occupations - with no visiting clientele 96-35
 - 9. Household pets, which do not constitute a Kennel, as defined in Chapter 1 of this Ordinance
 - 10. Parking lot accessory to uses permitted in this zone
 - 11. Public building, public park, recreation grounds and associated buildings
 - 12. Single-family dwelling
 - 13. Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work
 - 14. Residential Facilities for persons with a disability meeting the requirements of Chapter 23-26 of this Ordinance 99-25
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10-3. Conditional Uses.

The following uses shall be permitted only when authorized by a Conditional Use Permit as provided in Chapter 22C of this Zoning Ordinance:

- 1. Educational/Institutional Identification Sign 20-94, 30-94
- 2. Home Occupations - with visiting clientele 95-11, 96-35
- 3. Planned Residential Unit Development in accordance with Chapter 22D of this Zoning Ordinance 3-72
- 4. Private park, playground or recreation area, but not including privately owned commercial amusement business
- 5. Public Utility Substations 96-42
- 6. Residential Facility for Elderly Persons meeting the requirements of Chapter 23-28 of this Ordinance
- 7. Water storage reservoir developed by a public agency and meeting requirements of Chapter 26 of

10-4. Site Development Standards.

Residential Zones			<u>R-1-12.</u>	<u>R-1-12</u> <u>R-1-6</u>	<u>R-1-10</u>	<u>R-1-8</u>
1.	Minimum Lot Areas (In square feet)	12,500	12,000	10,000	8,000	6,000
2.	Minimum Lot Width	100 feet	90 feet	80 feet	70 feet	60 feet
3.	Minimum Yard Setbacks (in feet)					
a.	Front	30 feet	30 feet	30 feet	30 feet	25 feet
	Exception:	Average of existing buildings where 50% frontage is developed, but not less than 20 feet.				
b.	Side					
i.	Dwelling with total width not less than	10 feet	10 feet	10 feet	8 feet	8 feet
		24 feet	24 feet	24 feet	18 feet	18 feet
ii.	other Main Bldg each side	20 feet	20 feet	20 feet	20 feet	20 feet
iii.	Accessory Bldg	10 feet	10 feet	10 feet	8 feet	8 feet
	Exception:	Where located at least six feet from rear of main building or 60 feet back from the front lot lines one (1) foot, but not closer than 10 feet 10 feet 10 feet 8 feet 8 feet to dwellings on adjacent lots				
c.	Side Facing Street on Corner Lot	20 feet	20 feet	20 feet	20 feet	20 feet
	Exception:	Average of existing buildings where 50% frontage is developed but not less than 15 feet				
d.	Rear					
i.	Main Building	30 feet	30 feet	30 feet	30 feet	30 feet
ii.	Accessory Bldg. one foot except where accessory building rears on side yards of adjacent corner lot.	10 feet	10 feet	10 feet	8 feet	8 feet
4.	Main Building Height					
a.	Minimum	Same for all zones:		1 story		
b.	Maximum			35 feet		
	Accessory Building Height	25 feet, unless meeting requirements of Chapter 23-29, Large Accessory Buildings. 2002-8				

10-5. Sign Regulations.

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in Chapter 32 of this Zoning Ordinance:

1. Business Sign for legal nonconforming commercial and industrial uses.
 2. Identification and Information
 3. Name Plate
 4. Property
 5. Service
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